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TRANSFER
TAX
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MAINE SHORT FORM WARRANTY DEED
031130

I, Terrence M. Bennett, a/k/a Terry M. Bennett, a/k/a Terry Michael Bennett of Portsmouth, New Hampshire, for full consideration paid, hereby grant to EWT, LLC 11, a New Hampshire limited liability company whose mailing address is 45 Centre Street, Concord, New Hampshire 03301, with warranty covenants, six certain lots or parcels of land collectively comprising the premises situated at 1 Post Office Square in Waterville, County of Kennebec and State of Maine, each such parcel being more particularly described in Exhibit A attached hereto and incorporated herein by reference.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises described in said Exhibit A.

The premises hereby conveyed are the same shown on a plan entitled "Plan of the Old Maine Corporation" recorded in the Kennebec County Registry of Deeds as Plan Map E-85126, and the same premises conveyed to the said Terrence M. Bennett, a/k/a Terry M. Bennett by Quitclaim Deed of Post Office Square Partnership dated October 9, 1997 and recorded in the said Registry of Deeds in Book 5505, Page 026.

IN WITNESS WHEREOF, the said Terrence M. Bennett has executed this deed this 19th day of August, 2003.

Witness

Terry M. Bennett
Terrence M. Bennett

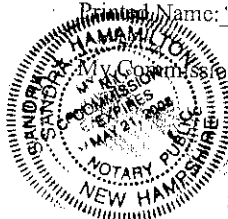
STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

Personally appeared the above-named Terrence M. Bennett this 19th day of August, 2003, and acknowledged the foregoing instrument to be his free act and deed.



Jandra J. Hamilton
Notary Public

Printed Name: Jandra J. Hamilton
My Commission Expires: 06/21/08



4 Skelton, T. Albrit
PO Box 3200
Auburn Me 04212-3200

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Emery; northerly about forty-seven (47) feet on said Emery's line to line of land of said Charles W. Chase; thence running easterly on said Chase's line to place of beginning. Containing about two thousand eight hundred and thirty-one (2,831) square feet.

Parcel 4

A certain lot or parcel of land situated in said Waterville and bounded and described as follows:

Beginning in the westerly line of Main Street at a point where said real estate joins the land of the City of Waterville on the north; thence southerly along the line of said Main Street thirty-four and one-tenth ($34 \frac{1}{10}$) feet to a point; thence westerly in a straight line to a point on the division line between said lot and the Hayden lot, said point being forty-eight and five-tenths ($48 \frac{5}{10}$) feet southerly from the southwest corner of land of the City of Waterville; thence northerly along the line of Hayden and the line of A.P. Emery forty-eight and five-tenths ($48 \frac{5}{10}$) feet to the land of the City of Waterville; thence easterly along the southerly line of said City's land to the point of beginning.

Parcel 5

A certain lot or parcel of land situated in said Waterville and bounded and described as follows:

Beginning in the easterly line of Elm Street at a point where said lot joins the land of A.P. Emery on the north; thence running easterly on the southerly line of said Emery's land to the land of Mrs. L.A. True; thence southerly along the easterly line of said True lot about fifty-nine (59) feet, to and now or formerly of C.B. Stetson; thence in a westerly direction along the northerly line of said Stetson land to the east line of Elm Street; thence northerly along the easterly line of said Elm Street about forty-eight (48) feet, to the point of beginning.

Parcel 6

A certain lot or parcel of land situated in said Waterville and bounded and described as follows:

Beginning at a point in the easterly line of Elm Street where said lot joins the land of Charles W. Chase; thence running in an easterly direction to a point at an angle in the southerly line of said Chase; thence southerly seventy (70) feet, more or less, to the northerly line of the land owned or occupied by Josiah D. Hayden; thence running westerly along the northerly line of said Hayden to the

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easterly line of said Elm Street; thence northerly along the said easterly line of said Elm Street seventy (70) feet, more or less, to the point of beginning.

Containing approximately 0.58 of an acre.

Excluded therefrom, however, are portions of the property conveyed by deeds, recorded in Kennebec County Registry of Deeds, as set forth below:

1. Deed of the United States of America dated May 11, 1920 to Elm City Realty Company, conveying 1,200 square feet, more or less.
2. Deed of the United States of America dated September 6, 1957 to the City of Waterville, Book 1094, Pages 344 and 345; and
3. Deed of the United States of America dated January 16, 1978 to Waterville Savings Bank, conveying 135.8 square feet.

The premises hereby conveyed are the same conveyed to Terrence M. Bennett by quitclaim deed from Post Office Square Partnership dated October 9, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5505, Page 26.

The above-described premises are included in the National Register of Historic Places. To insure that the transfer of title by means of this deed will not adversely affect the historic aspects of the property, the following restrictions apply to this conveyance of the said premises:

1. The Grantor and Grantee agree that the existing exterior architectural and structural integrity of the former post office will be preserved, except for allowance to alter or remove the one story loading bay on the rear wall if this feature were not compatible with a future use.
2. The interior architectural and structural integrity of the circular entrance lobby should be preserved as it presently exists.
3. It is further agreed that any actions affecting the exterior of the former post office will be accomplished in such a manner so as to be authentic historically and architecturally and that all plans or specifications for any alterations, improvements or restorations of the exterior of the building must be presented in advance and approved by the Maine Historic Preservation Commission or its delegated local representative.

EXHIBIT AParcel 1

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, at the junction of Main and Elm Streets, and bounded as follows:

Beginning at a granite stone monument in the west line of Main Street at land of Charles Chase; thence running westerly ninety-five (95) feet, more or less, to the east line of Elm Street to a stone monument; thence running northerly on the east line of Elm Street one hundred and twenty-three (123) feet, more or less, to the point where the east line of Elm Street meets the west line of Main Street; thence southerly along the west line of Main Street one hundred and twenty-one (121) feet, more or less, to the point of beginning, being the Hanscom Lot, so called.

Parcel 2

A certain lot or parcel of land situated in said Waterville and bounded and described as follows:

Beginning at a stone monument in the easterly line of Elm Street at a point where said lot joins the Hanscom Lot, so called; thence running easterly ninety-five (95) feet, more or less, on the southern line of said Hanscom Lot, to a stone monument in the west line of Main Street; thence running southerly forty-five (45) feet, more or less, on the westerly line of Main Street to the north line of property owned by the City of Waterville; thence westerly along the north line of said City's land to the easterly line of lot owned by A.P. Emery; thence northerly along said Emery's land to a point at an angle in said Chase's south line; thence westerly along the north line of said Emery lot to the east line of Elm Street; thence northerly along the east line of Elm Street thirty-five (35) feet, more or less, to the point of beginning; together with a right of way, eight (8) feet, eight (8) inches wide, next north of the above described lot upon land of the Hanscom Lot, leading from Main Street on the east to Elm Street on the west, and having for its southern boundary the north line of the above described lot.

Parcel 3

A certain lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Beginning at the southeast corner of land of Charles W. Chase on Main Street; thence running southerly on line of said street about forty-five (45) feet to land of Mrs. L.A. True; thence running westerly on said True land to land of H.P.

RECEIVED KENNEBEC SS.

2003 AUG 29 AM 9:00